

023.0

0005

0012.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

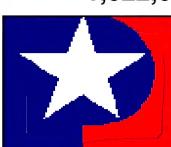
Total Card / Total Parcel

USE VALUE:

1,022,000 / 1,022,000

ASSESSED:

1,022,000 / 1,022,000


Patriot
 Properties Inc.

PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
21-23		HENDERSON ST, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: TOSCANO ROBERT R/TR &	
Owner 2: MOVSESSIAN DENISE TR/	
Owner 3: 23 HENDERSON ST REALTY TR	
Street 1: 23 HENDERSON ST	
Street 2:	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02474	Own Occ: Y

PREVIOUS OWNER	
Owner 1: TOSCANO ROBERT & LEO--TRS -	
Owner 2: TOSCANO REALTY TRUST -	
Street 1: 23 HENDERSON ST	
Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02474	Type:

NARRATIVE DESCRIPTION	
This parcel contains .167 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1895, having primarily Vinyl Exterior and 2704 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 12 Rooms, and 6 Bdrms.	

OTHER ASSESSMENTS	
Code	Descrip/No

PROPERTY FACTORS	
Item	Code
Z	R2
o	TWO FAMIL
n	100
Census:	water
Flood Haz:	Sewer
D	Electri
s	Exempt
t	

BUILDING PERMITS	
Date	Number

ACTIVITY INFORMATION	
Date	Result
7/28/2017	Inspected
7/21/2017	MEAS&NOTICE
9/29/1999	Mailer Sent
9/29/1999	Measured
11/1/1981	264 CM

LAND SECTION (First 7 lines only)	
Use	Description
Code	LUC
	Fact
No of Units	Depth /
	Price/Units
	Unit Type

BUILDING PERMITS	
Date	Number
11/13/2011	1504
	Re-Roof
	5,000
	install rubber roo

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EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH									
Type: 13 - Multi-Garden	2A - 2 Sty +Attic	2	Rating: Average	A Bath:	Rating:																
(Liv) Units: 2	Total: 2	3/4 Bath:	Rating:	A 3QBth:	Rating:	1/2 Bath:	Rating:	A HBth:	Rating:	OthrFix:	Rating:										
Foundation: 3 - BrickorStone	Frame: 1 - Wood	Prime Wall: 4 - Vinyl	Sec Wall: %	Roof Struct: 1 - Gable	Roof Cover: 1 - Asphalt Shgl	Color: TAN	View / Desir:	OTHER FEATURES				Kits: 2 Rating: Average	A Kits:	Fpl:	WSFlue:	Rating:					
GENERAL INFORMATION				CONDOS INFORMATION								1st Res Grid Desc: Line 1 # Units 2	FY LR DR D K FR RR BR FB HB L O								
Grade: C - Average	Year Blt: 1895	Eff Yr Blt:	Alt LUC:	Alt %:	Jurisdct:	Fact: .	Const Mod:	Lump Sum Adj:	Total Units:	Floor:	% Own:	Name:	Location:	Totals RMS: 12 BRs: 6 Baths: 2 HB	Other	Upper	Lvl 2				
INTERIOR INFORMATION				DEPRECIATION								Exterior:	No Unit	RMS	BRS	FL	Lower	Lvl 1			
Avg Ht/FL: STD	Prim Int Wal 2 - Plaster	Sec Int Wall: %	Partition: T - Typical	Prim Floors: 3 - Hardwood	Sec Floors: %	Total: 26.4 %	Phys Cond: AG - Avg-Good	Functional:	Economic:	Special:	Override:	Interior:	2	6	3						
Bsmnt Flr: 12 - Concrete	Subfloor:	Bsmnt Gar:	Electric: 3 - Typical	Insulation: 2 - Typical	Int vs Ext: S	Heat Fuel: 2 - Gas	Heat Type: 5 - Steam	NBHD Inf: 1.00000000	NBHD Mod:	LUC Factor: 1.00	Adj Total: 691788	Adj \$ / SQ: 185.009	Other Features: 101500	Grade Factor: 1.00	WtAv\$/SQ:	AvRate:	Ind.Val	General:	Totals		
CALC SUMMARY				COMPARABLE SALES								Const Adj: 0.98990101	Const Adj.: 0.98990101	Rate	Parcel ID	Typ	Date	Sale Price			
												Adj \$ / SQ: 185.009	Other Features: 101500								
												Other Features: 101500	Grade Factor: 1.00								
												Grade Factor: 1.00	NBHD Inf: 1.00000000								
												NBHD Mod:	LUC Factor: 1.00								
												LUC Factor: 1.00	Adj Total: 691788								
												Adj Total: 691788	Depreciation: 182632								
												Depreciation: 182632	Depreciated Total: 509156								
												Depreciated Total: 509156	Final Total: 509200								
												Final Total: 509200	Val/Su SzAd 188.31								
MOBILE HOME				Make:	Model:	Serial #:	Year:	Color:					PARCEL ID 023.0-0005-0012.0				IMAGE				
SPEC FEATURES/YARD ITEMS																					
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value				
3	Garage	D	Y	1	20X12	A	PR	1925	25.42	T	64	104			2,200		2,200				
2	Frame Shed	D	Y	1	14X18	A	AV	2006	0.00	T	10.4	104									
More: N	Total Yard Items:	2,200	Total Special Features:		Total:	2,200															